

Gateway Transportation Center



West Valley City, Utah Gateway Center 5600 West RDA (TIF) Sites

Project Description

West Valley City has created a 100-acre RDA area site which has potential to become a business cluster of auto parts heavy trucking, and construction machinery. Currently seventy businesses employing more than 2,000 people are running successful operations in the immediate area.

Because the area is in an existing RDA (TIF) area it offers an opportunity to provide City incentives to businesses if they meet certain qualifications to provide quality jobs and/or high levels of capital investment.

Three freeways, I-15, I-215, and I-80 converge in the area and the property fronts on 5600 West Street, a major N-S thoroughfare through West Valley City highway commercial district. Daily traffic count is 58,000 cars daily.

The Salt Lake International Airport, with 550 daily flights, is eight freeway minutes away. Downtown Salt Lake City is a 10-minute drive.

Fourteen ski areas are minutes away as are more than 150-restaurants, many with ethnic delights.

Several parcels are available in the area ranging in size from 3 to 47-acres.

Population

2005	120,000
1990	87,343

People within a 20-minute commute	998,000
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Labor Force

51,000

Proximity

Intersected by I-215	
I-80 within two miles	
I-15 within two miles	
International Airport	10 minutes
Downtown Salt Lake City	10 minutes

Demographics (As of Nov.2004)

Median Household Income	\$ 48,000
Median Home Price	\$144,000
Unemployment rate	4.3%

Ethnicity—five mile diameter

Population	307,000
White	70%
Hispanic or Latino	19%
Asian & Pacific Islander	7%

Quality of Life

E Center arena	10,500 seats
Hale Centre Theater	550 seats
Public golf courses	2
Fitness Center	96,000 SF
Community parks	238 acres
Jordan River Parkway	
Nearby ski areas	8
Nearby campgrounds	5
Valley Fair Mall	600k SF
Restaurants	146
Modern hotel rooms	600

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Major Private Sector Businesses

Discover Financial Services	2,750
United Parcel Service	1,704
Verizon Wireless	1,580
Wal-Mart	1,177
Zion's Bank	1,102
Intermountain Health Care	1,100
Six Continents Hotels	756
Wheeler Machinery	596
CR England	559
Ingenix, Inc.	500

Retail Sales

Citywide in 2004	\$1.45B
Increase over prior year	11.6%

Taxes

Sales tax rate	6.6%
Combined property tax rate	1.4%

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